



## COUNCIL DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE MEETING

Meeting Room 3078, Third Floor-North, Fresno City Hall 2600 Fresno Street, Fresno CA 93721-3604

### AGENDA

**MONDAY, September 21, 2015- 5:30 P.M.**

#### 1. ROLL CALL

Members: Rose Hendry, David Rodriguez, William Scott, Jas Singh, Julie Benevedes,  
Linnea Feath

Staff Liaison: Ralph Kachadourian, Development and Resource Management Department

#### 2. APPROVAL OF AGENDA AND MEETING ACTION AGENDA

a. Action Agenda for July 27, 2015

#### 3. COMMITTEE BUSINESS

#### 4. PROJECT REVIEW – New Matters *(click http links for each projects documents)*

##### a) **ABCUP for Jeb's Blueberry Hill Restaurant (name change for Country Waffles)**

###### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit Application No. C-15-115** was filed by H. T. Brooks, sole proprietor of Country Waffles & Jeb's Blueberry Hill Restaurant, and pertains to 2,700 square feet of tenant space within the Universal Park Shopping Center located on the west side of North Blackstone Avenue between West El Paso and West Nees Avenues. The applicant requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 41 (*Restaurant – sale of beer and wine for consumption on or off the premises where sold*) for the restaurant. The applicant proposes to change the name to Jeb's Blueberry Hill, expand the hours of operation to add dinner, and proposes to sell beer and wine to complement dinner. The proposed new hours of operation will be 6 a.m. to 8 p.m. Sunday through Thursday, and 6 a.m. to 9 p.m. Friday and Saturday. The property is zoned C-2/UGM/cz (*Community Shopping Center/Urban Growth Management/conditions of zoning*).

**APN: 303-680-31**

**ZONING: C-2/UGM/cz**

**ADDRESS: 7735 North Blackstone Avenue**

<http://m3.fresno.gov/upload/files/96890883/C15115electronicrouting.pdf>

##### b) **Proposed phased development of the Bella Vista Professional Complex**

###### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit Application No. C-15-121** was filed by Hal Lore, PE, of Lore Engineering, on behalf of T. J. Cox, and pertains to ±6.48 acres of property located on the northwest corner of West Herndon and West Spruce Avenues. The applicant proposes a phased development of the Bella Vista Professional Complex consisting of construction of a ±10,200 square-foot shell building to accommodate a future dialysis clinic and multiple medical offices, rehabilitation of an existing 12,000 square-foot single story former senior assisted living facility and converting it to a dedicated

Alzheimer's and memory care facility; parking lot improvements, installation of utilities, landscaping, lighting, and construction of carports. The property is zoned C 1/EA/UGM (Neighborhood Shopping Center/Expressway Area Overlay/Urban Growth Management).

**APN: 502-180-07,08,09,10,11,12 / ZONING: C-1/EA/UGM / ADDRESS: 5425 W Spruce Avenue**

<http://m3.fresno.gov/upload/files/43209744/C15121electronicrouting.pdf>

**c) ABCUP for Pinot's Palette Paint & Sip**

PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit Application No. C-15-124-ABCUP** was filed by Bill Robinson of Sol Development Associates, on behalf of Stacy Gould, and pertains to 3,165 square-foot tenant space within the 0.57 acre North Pointe Shopping Center located on the southwest corner of West Herndon and North Palm Avenues. The applicant requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 42 (Bar, Tavern – sale of beer and wine for consumption on or off the premises where sold; minors not allowed to enter and remain) for Pinot's Palette Paint & Sip. The property is zoned C-2/EA/cz (Community Shopping Center/Expressway Area Overlay/conditions of zoning).

**APN: 407-672-43**

**ZONING: C-2/EA/cz**

**ADDRESS: 6763 North Palm Avenue**

<http://m3.fresno.gov/upload/files/79191863/C15124electronicrouting.pdf>

**d) Construct a new Dutch Bros. coffee kiosk drive-thru building with small outdoor patio**

PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit Application No. C-15-131** was filed by Michele Randel of Randel Architecture and Design, on behalf of Dale Carstensen of Dutch Bros Coffee, and pertains to property within the 1.4-acre Fig Tree Plaza shopping center located on the southeast corner of North West and West Bullard Avenues. The applicant proposes the construction of a 480 square-foot building for a Dutch Bros Coffee shop that will include a drive-through service window, a walk-up window, and a small outdoor patio. The property is zoned C-1 (Neighborhood Shopping Center).

**APN: 416-051-37**

**ZONING: C-1**

**ADDRESS: 1731 West Bullard Avenue**

<http://m3.fresno.gov/upload/files/66212243/C15131electronicrouting.pdf>

**e) Proposal for ready mixed concrete batch plant with modular office**

PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit Application No. C-14-155** was filed by Curtis Lovett of Outback, Inc., and pertains to property located on the westerly side of North Golden State Boulevard between West Barstow and West Bullard Avenues. The applicant requests authorization to establish a ready mixed concrete plant and install an on-site 1,840 square-foot modular office. The Fresno Concrete Plant of Outback Materials will be working with Tutor Perini Zachry Parsons on producing and supplying the concrete for the California High Speed Rail Project from Madera to American Avenue in Fresno. The property is zoned M 1/UGM (Light Manufacturing/ Urban Growth Management).

**APN: 505-080-22s          ZONING: M-1/UGM          ADDRESS: 5829 North Golden State Blvd**

<http://m3.fresno.gov/upload/files/20609626/C14155electronicrouting.pdf>

**f) Proposal to construct a new building on N. Golden State Blvd for displaced businesses  
*(HSR Impacted Project)***

**PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit Application No. C-15-114 and Variance Application No. V-15-002** were filed by Dave Henderson of Henderson Architectural Group, on behalf of Sam Monaco, and pertains to ±0.65-acre of property located on the northwesterly side of West Kathryn Avenue and North Golden State Boulevard. The applicant proposes the construction of a ±7,008 square-foot building for occupancy by displaced businesses (restaurant uses such as coffee shop/café/sandwich shop) impacted by the High Speed Rail project. The applicant also requests a variance for a reduction in the on-site parking requirement due to a 13 percent reduction in the property's developable land as a result of the High Speed Rail project. The property is zoned C-M/EA/UGM (*Commercial and Light Manufacturing/Expressway Area Overlay/Urban Growth Management*).

**APN: 504-060-83    ZONING: C-M/EA/UGM    SITE ADDRESS: 6893 N Golden State Boulevard**

<http://m3.fresno.gov/upload/files/7788212/C15114V15002electronicrouting.pdf>

**5. STAFF INFORMATIONAL REPORT**

**6. PUBLIC COMMENTS**

**7. UNSCHEDULED MATTERS**

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

**8. ADJOURNMENT**